

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WE, BEING ALL OF THE OWNER(S) HAVING AN OWNERSHIP INTEREST IN THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT LINE ALTERATION THEREFORE PURSUANT TO RCW 58.17.040 AND DECLARE THIS LOT LINE ALTERATION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID LOT LINE ALTERATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF ALL OF THE OWNERS.

OWNER OF LOT 1:

THE HEIRS AND DEVISEES OF JOAN D. MACDONALD, DECEASED, AND THE SUCCESSOR TRUSTEE OF THE JOAN D. MACDONALD LIVING TRUST ESTABLISHED UNDER THE MACDONALD FAMILY LIVING TRUST,

BY:

OWNER OF LOT 2:

THE SUCCESSOR TRUSTEE OF THE JOAN D. MACDONALD LIVING TRUST ESTABLISHED UNDER THE MACDONALD FAMILY LIVING TRUST,

BY:

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF KING ) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF THE **HEIRS AND DEVISEES OF JOAN D. MACDONALD, DECEASED, AND THE SUCCESSOR TRUSTEE OF THE JOAN D. MACDONALD LIVING TRUST ESTABLISHED UNDER THE MACDONALD FAMILY LIVING TRUST**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF KING ) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ **SUCCESSOR TRUSTEE OF THE JOAN D. MACDONALD LIVING TRUST ESTABLISHED UNDER THE MACDONALD FAMILY LIVING TRUST** TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

ORIGINAL LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 0021553-06 UPDATE DATED MAY 05, 2015)

PARCEL 1

LOT 1 OF KING COUNTY TESTAMENTARY DIVISION NO. L10M0004, RECORDED UNDER RECORDING NUMBER 20100405900009, IN KING COUNTY, WASHINGTON.

PARCEL 2

LOT 2 OF KING COUNTY TESTAMENTARY DIVISION NO. L10M0004, RECORDED UNDER RECORDING NUMBER 20100405900009, IN KING COUNTY, WASHINGTON.

RESTRICTIONS OF RECORD

1. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SAID TESTAMENTARY DIVISION NO. L10M0004, RECORDED UNDER RECORDING NUMBER 20100405900009. (NOTHING TO PLOT).

REVISED LEGAL DESCRIPTION

LOT A

THAT PORTION OF LOTS 1 AND 2 OF KING COUNTY TESTAMENTARY DIVISION NO. L10M0004, RECORDED UNDER RECORDING NUMBER 20100405900009, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 18°04'36" EAST ALONG WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 151.61 FEET TO THE TRUE POINT OF BEGINNING OF DESCRIBED LINE AND THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 71°55'14" EAST 30.00 FEET; THENCE ALONG SAID CURVE 47.13 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 71°55'04" EAST 49.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE 69.38 FEET THROUGH A CENTRAL ANGLE OF 19°52'30"; THENCE SOUTH 88°12'26" EAST 83.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 92.50 FEET; THENCE ALONG SAID CURVE 30.02 FEET THROUGH A CENTRAL ANGLE OF 18°35'49" TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE 16.51 FEET THROUGH A CENTRAL ANGLE OF 37°50'58" TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE 73.93 FEET THROUGH A CENTRAL ANGLE OF 105°53'50"; THENCE NORTH 53°19'46" EAST 22.86 FEET; THENCE SOUTH 36°40'14" EAST 22.07 FEET; THENCE SOUTH 88°12'26" EAST 227.32 FEET TO THE EASTERLY LINE OF SAID LOT 2 AND THE END OF THE DESCRIBED LINE.

LOT B

THAT PORTION OF LOTS 1 AND 2 OF KING COUNTY TESTAMENTARY DIVISION NO. L10M0004, RECORDED UNDER RECORDING NUMBER 20100405900009, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 18°04'36" EAST ALONG WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 151.61 FEET TO THE TRUE POINT OF BEGINNING OF DESCRIBED LINE AND THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 71°55'14" EAST 30.00 FEET; THENCE ALONG SAID CURVE 47.13 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 71°55'04" EAST 49.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE 69.38 FEET THROUGH A CENTRAL ANGLE OF 19°52'30"; THENCE SOUTH 88°12'26" EAST 83.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 92.50 FEET; THENCE ALONG SAID CURVE 30.02 FEET THROUGH A CENTRAL ANGLE OF 18°35'49" TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE 16.51 FEET THROUGH A CENTRAL ANGLE OF 37°50'58" TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE 73.93 FEET THROUGH A CENTRAL ANGLE OF 105°53'50"; THENCE NORTH 53°19'46" EAST 22.86 FEET; THENCE SOUTH 36°40'14" EAST 22.07 FEET; THENCE SOUTH 88°12'26" EAST 227.32 FEET TO THE EASTERLY LINE OF SAID LOT 2 AND THE END OF THE DESCRIBED LINE.

Lot Line Alteration  
City of Kirkland

FILE NO: **LLA 15- 00982**  
(RCW 58.17.040 – EXCLUSION FROM SUBDIVISION)

CITY OF KIRKLAND  
DEPARTMENT OF PLANNING & COMMUNITY  
DEVELOPMENT

REVIEWED BY \_\_\_\_\_  
PLANNER

EXAMINED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ERIC R. SHIELDS, DIRECTOR

REVIEWED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

(ASSISTANT) CITY ATTORNEY, CITY OF KIRKLAND

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

ASSESSOR

DEPUTY ASSESSOR

RECORDER’S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

MANAGER SUPT. OF RECORDS

\*\*\*IMPORTANT NOTICE\*\*\*

THE CITY OF KIRKLAND MAKES NO REPRESENTATION, EXPRESSED OR IMPLIED, REGARDING THIS PROPOSED PROPERTY LINE ALTERATION OTHER THAN THIS LOT LINE ALTERATION DOES NOT CREATE ANY ADDITIONAL LOT, TRACT, PARCEL, SITE OR DIVISION, AND DOES NOT CREATE A LOT, TRACT, PARCEL, SITE, OR DIVISION WHICH CONTAINS INSUFFICIENT AREA AND DIMENSION TO MEET REQUIREMENTS FOR WIDTH AND AREA FOR A LEGAL BUILDING SITE. FURTHER, THE CITY OF KIRKLAND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, AS TO THE EFFECT, IF ANY, OF STEEP SLOPE REGULATIONS OR OF SETBACKS WHICH MAY BE REQUIRED FROM STREAMS OR WETLANDS WITH RESPECT TO ANY OF SAID LOTS, TRACTS, PARCELS, OR SITES AS LEGAL BUILDING SITES.

RETURN TO:

CITY OF KIRKLAND  
CITY CLERK  
123 FIFTH AVENUE  
KIRKLAND, WA 98033-6189  
PH: 425.587.3197

SE1/4, NW1/4, SEC. 25, T. 26 N., R. 4 E., W.M.

SURVEYOR’S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF **WILLIAM BUCHAN HOMES** IN *April* 20 *15*

*Ed Anderson*

ED ANDERSON  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 32434



LOT LINE ALTERATION PREPARED FOR:

WILLIAM BUCHAN HOMES

2630 116TH AVE NE NO. 100, BELLEVUE, WA 98004



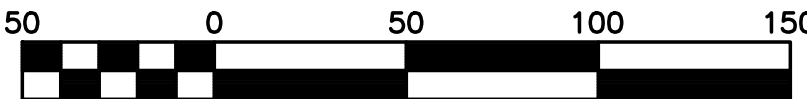
**Mead Gilman & Assoc.**  
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072  
PHONE: (425) 486-1252 FAX: (425) 486-6108

DRAWN BY: LSD	DATE: 05-11-2015	JOB NO: 15028
CHKD BY: EDA	SCALE: N/A	SHEET: 1 OF 2

LAKE PARK TO THE CITY OF  
SEATTLE VOL 11, PG 67  
N 88°12'26" W

HOLIDAY LINE VOL 70, PG 32  
698.44'



Scale 1" = 50'

**MERIDIAN**

WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE  
(NAD83/91)

(PER WASHINGTON GEODETIC SURVEY CONTROL POINTS 182 (ID NO. 42444) AND 202 (ID NO. 43466))

**EQUIPMENT AND PROCEDURES**

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332–130–090.

**GENERAL NOTES**

- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

**LEGEND**

- SET 1/2" X 24" REBAR WITH 1–3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).

(OLL) ORIGINAL LOT LINE

(RLL) REVISED LOT LINE

**REFERENCES**

- RECORD OF SURVEY AS RECORDED UNDER RECORDING NO. 20070424900013 IN BOOK 223 OF SURVEYS, PG 96 IN KING COUNTY, WA.
- TESTAMENTARY DIVISION NO. L10M0004 AS RECORDED UNDER RECORDING NO. 20100405900009 IN VOL. 270, PGS 238–239 IN KING COUNTY, WA.

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	47.13	90°00'00"	30.00
C2	69.38	19°52'30"	200.00
C3	30.02	18°35'49"	92.50
C4	16.51	37°50'58"	25.00
C5	73.93	105°53'50"	40.00
L1	11.03	N 83°04'00" W	
L2	50.00	N 14°29'34" E	
L3	100.00	N 14°15'15" E	
L4	49.74	N 71°55'04" E	
L5	83.85	N 88°12'26" W	
L6	22.86	N 53°19'46" E	
L7	22.07	N 36°40'14" W	
L8	30.00	N 71°55'14" E	

FOUND 1–3/4" BRASS DISC  
W/PUNCH 0.8' BELOW GRADE IN  
CASE AT CL AP OF 72ND AVE NE  
(HELD)

363.97' (MEAS)  
363.95' (CALC)  
N 14°29'34" E  
(BASIS OF BEARINGS)

FOUND 1–3/4" BRASS DISC W/PUNCH  
0.9' BELOW GRADE IN CASE AT CL  
INTX. OF 72ND AVE NE AND NE  
126TH ST. (HELD FOR ROTATION)

2/12/2015



LOT LINE ALTERATION PREPARED FOR:  
  
WILLIAM BUCHAN HOMES

2630 116TH AVE NE NO. 100, BELLEVUE, WA 98004

SE1/4, NW1/4, SEC. 25, T. 26 N., R. 4 E., W.M.



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DRAWN BY:  
LSD

DATE:  
05–11–2015

JOB NO:  
15028

CHKD BY:  
EDA

SCALE:  
1" = 50'

SHEET:  
2 OF 2